



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 02, 2015
1503-DDP-02

Petition Number: 1503-DDP-02

Subject Site Address: Southeast corner of State Road 32 and Wheeler Road

Petitioner: Weihe Engineers, Inc.

Request: Petitioner requests **Detailed Development Plan** review of one (1) commercial Lot to accommodate a two (2) in-line tenant structures on 4.39 acres +/-

Current Zoning: Hull and House PUD District (Ordinance 12-25)

Current Land Use: Undeveloped / Agricultural

Approximate Acreage: 4.39 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Landscape Plan
5. Building Elevations
6. PUD Ordinance

Property History: Hull and House PUD District - (Ord. 12-25)
Primary Plat - (1206-SPP-06)

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associate with the site, and any commitments associated with the site.

PROJECT OVERVIEW

This 4.39 acre +/- site is located in the southeast quadrant of State Road 32 and Wheeler Road (see **Exhibit 2**). The petitioner requests Detailed Development Plan (see **Exhibit 3**) approval one (1) commercial lot to accommodate two (2) in-line tenant structures.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015 meeting. This petition has been properly noticed and advertised for public hearing per all APC Rules of Procedure at the Plan Commission's March 2, 2015 meeting.

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of Hamilton County on July 17, 2012) (see **Exhibit 5**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.



Hull & House PUD District Standards (Ordinance 12-25)

Section 2. Permitted Uses

Comment(s): Compliant

Section 3. Development Standards

Comment(s): Compliant

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

Comment(s): Compliant (Minimum front yard setback standard superseded by Hull and House PUD District Ordinance)

State Highway 32 Overlay District (Article 5.3)

1. Purpose and Intent

2. Applicability

3. Permitted Uses

Comment(s): Compliant

4. Access and Control

Comment(s): Compliant

5. Setback Requirements

Comment(s): Compliant (awaiting revised plans from petitioner showing the Monon Marketplace site as one (1) lot instead of two (2), as currently platted.

6. Accessory Buildings

Comment(s): Compliant (no accessory buildings proposed)

7. Building Height Requirements

Comment(s): Compliant

8. Building Size Requirement

Comment(s): Compliant

9. Architectural Design Requirements:

1. General Design Theme Standards

2. Building Elevations:

Comment(s):

- *Petitioner is currently working with the Economic and Community Development Department (the "Department") to ensure that the offset standards are met with*



the proposed columns at the end-caps and are 20% of the building façade length and that these end caps are articulated three-dimensionally

- *Petitioner is currently working with the Department to ensure that proposed Building B elevations comply. Currently, they do not, because Building B is less than 10,000 square feet, the façades shall have offsets at no more than forty (40) foot intervals at least four (4) feet in depth*
- *Petitioner is currently working with the Department to ensure that the same quality of architecture is provided across all façades*

i. Openings:

Comment(s): Compliant

ii. Gutters and Downspouts:

Comment(s): Petitioner is currently working with the Department to ensure the gutters and downspouts are visually integrated

iii. Roofs:

1. Pitched Roofs:

Comment(s): N/A. No flat roofs proposed

2. Flat Roofs:

Comment(s):

- *Petitioner is currently working with the Department to ensure that the cornice is three-dimensionally articulated*
- *Petitioner is currently working with the Department to ensure that the parapet walls are fully integrated*
- *South elevations do not comply. No roof modulation or variation provided and creates a "box-shaped" appearance and does not comply with the 360 architecture requirement. The Department will continue to work with the petitioner to ensure that all building facades comply*
- *Petitioner is currently working with the Department to ensure that roof structure variations are at least five (5) feet in change*
- *Awaiting information to ensure that all vents will not be visible from adjacent lots or streets*

iv. Main Entrances:

Comment(s): Compliant

v. Windows:

Comment(s): Awaiting information on the "aluminum storefront" material mentioned on the elevations. Particularly whether or not that material is transparent or semi-opaque. Staff has requested the petitioner to bring a sample to the public hearing for demonstration

vi. Awnings:

Comment(s): Compliant

vii. Drive-thrus and Fueling Stations:

Comment(s): Compliant



viii. Building Materials:

Comment(s): Proposed elevation do not comply. E.I.F.S. material comprises more than 25% of all building façades, especially the west, south and east elevations.

ix. Accessory Buildings:

Comment(s): No accessory buildings proposed

10. Trail Corridor Requirement:

Comment(s): Two (2) additional shade trees required abutting the SR 32 trail corridor

11. Miscellaneous Requirements:

1. Loading Berths:

Comment(s): Petitioner is working with the Department to provide more information on the location of any loading berths (no loading berth facilities shown on the Detailed Development Plan

2. Mechanical Equipment:

Comment(s): Petitioner is working with the Department to provide more information as to the location of any mechanical equipment, whether roof-mounted or ground

3. Walls and Fencing:

Comment(s): No fence or wall is proposed.

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

Purpose: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

1. Development Plan Scope:

2. General Plan Requirements:

Comment(s): Compliant

3. Primary or Secondary Plat:

Comment(s): Compliant

4. Landscape Plan:

Comment(s): (see Development Standards comments below)

5. Open Space and Development Amenity Plan:

Comment(s): Compliant

6. Lighting Plan:

Comment(s): (see Lighting Standards comments below)



7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
8. Building Elevations:

Comment(s): Petitioner is working with the Department to ensure three-dimensional architecture is provided. Additionally, the petitioner will provide material samples for the Public Hearing (scheduled for March 2, 2015)

9. Integrated Developments:

Comment(s): Petitioner will continue to coordinate with Westfield Department of Public Works ("WPWD")

10. Traffic Impact Study:

Comment(s): Petitioner will continue to coordinate with WPWD

11. Statement of Development Build-Out:

Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out

Development Standards (Chapter 6)

1. Architectural Standards (*Article 6.3*)

Comment(s): Petitioner will continue to work with the Department regarding: (i) the location and screening of mechanical equipment; (ii) 360 degree architecture; (iii) building offsets; (iv) flat roofs; and (v) windows

2. Building Standards (*Article 6.4*)

Comment(s): Compliant

3. Height Standards (*Article 6.6*)

Comment(s): Compliant

4. Landscaping Standards (*Article 6.8*)

- a. Groundcover:

- b. Energy Conservation:

- c. Noise Reduction:

- d. Minimum Lot Landscaping Requirements:

- i. Business Uses:

1. 10 Shade Trees / acre

2. 10 Ornamental or Evergreen Trees / acre

3. 25 shrubs / acre

- ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the



exception of Street Trees, as otherwise set forth herein, which may not be credited

Comment(s): Not Compliant. Six (6) additional shade trees required on the Monon Marketplace site and six (6) additional ornamental or evergreen trees required on the Monon Marketplace site

e. Foundation Plantings:

Comment(s): Nine (9) shrubs required along the front façade of Building B

f. External Street Frontage Landscaping Requirements:

Comment(s):

Abutting SR 32

Two (2) shade trees required within 30' of SR 32

Two (2) additional ornamental or evergreen trees required within 30' of SR 32

One hundred and seven (107) shrubs required within 30' of SR 32

Abutting Wheeler Road

Two (2) additional shade trees required

Twenty-five (25) additional shrubs required

g. Buffer Yard Requirements:

Comment(s): Buffer Yards not required

h. Parking Area Landscaping:

Comment(s): Compliant

i. Interior Parking Area Islands:

Comment(s): Compliant

ii. Perimeter Parking Area Landscaping:

Comment(s):

- *One hundred and twenty (120) shrubs required along the north property line of Monon Marketplace (this requirement is credited towards the External Road Frontage requirements. Planting 120 shrubs to comply with this standards would simultaneously comply with the External Road Frontage standards).*
- *Eleven (11) shade trees are required between the proposed Ricker's and Monon Marketplace (i.e., the west property line of the Monon Marketplace site). Additionally, one hundred and eleven (111) shrubs are required between the proposed Ricker's and Monon Marketplace site (i.e., the west property line of the Monon Marketplace site).*



- **Please note that required landscaping along the west property line (i.e., between the proposed Ricker's and proposed Monon Marketplace) may be installed in a landscape easement on Ricker's property (if agreed to by Ricker's) to meet Monon Marketplace's perimeter parking area landscaping requirement.*

5. Lighting Standards (Article 6.9)

Comment(s): Not Compliant. Light meter readings exceed 1.0 foot candles at the west property line

6. Lot Standards (Article 6.10)

Comment(s): Compliant

7. Performance Standards (Article 6.15)

Comment(s): Compliant

8. Setback Standards (Article 6.16)

Comment(s): Compliant

9. Vision Clearance Standards (Article 6.19)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

10. Yard Standards (Article 6.21)

Comment(s): Compliant

Design Standards (Chapter 8)

1. Block Standards (Article 8.1)

Comment(s): Compliant

2. Easement Standards (Article 8.3)

Comment(s): Compliant

3. Monument and Marker Standards (Article 8.5)

Comment(s): Compliant

4. Pedestrian Network Standards (Article 8.7)

Comment(s): Compliant

5. Storm Water Standards (Article 8.8)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

6. Street and Right-of-Way Standards (Article 8.9)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

7. Surety Standards (Article 8.12)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

8. Utility Standards (Article 8.13)



Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance

Staff Comments

1. No action is required at this time, except to hold a public hearing.
2. Prior to this petition appearing before you for approval consideration, the Petitioner will make any necessary revisions to the plans as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.